

ORDINANCE 04-08

AN ORDINANCE TO APPROVE A CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT OVERLAY KNOWN AS THE SHELDON PARK PLANNED UNIT OVERLAY TO THE TRACT OF LAND AS DESCRIBED HEREIN

WHEREAS, Article 2, section 2.2.11 of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to approve, approve with conditions or reject a request of a Concept Plan for a Planned Unit Development Overlay; and,

WHEREAS, the Nolensville Planning Commission met on Thursday, April 15, 2004, and reviewed a Concept Plan application to determine the appropriateness of applying the Planned Unit Development Overlay to Map 56, Parcels 58.09 and 58.10, as shown on the Williamson County Tax Maps; and,

WHEREAS, the Nolensville Planning Commission voted by majority vote (8 for, and 1 abstention) to recommend the approval of the concept plan known as the Sheldon Park Planned Unit Overlay to the Board of Mayor and Aldermen subject to conditions as contained in the minutes of the April 15, 2004 meeting of said planning commission; and,

WHEREAS, the said conditions are as follows:

- In pocket parts there will be sidewalks on the house side and the road would be 20 foot with parking access; and
- Eight foot trail with woodchips; and
- Fifteen foot side yard on corner lots on the street side and a forty foot buffer zone at the OI zone line; and
- The entrance to the property there will be two lanes at the ingress/egress; and
- Approval subject to a satisfactory traffic report that the Planning Commission must approve; and
- An emergency access lane will be provided; and

NOW THEREFORE, BE IT ORDAINED, THAT THE ZONING MAP OF THE TOWN OF NOLENSVILLE, TENNESSEE be amended as follows:

That the Planned Unit Development Overlay, known as the Sheldon Park Planned Unit Development be applied to the property located on Oldham Drive and identified as Map 56, Parcels 58.09 and 58.10 on the tax map for Williamson County, Tennessee and that the concept plan as described in the minutes of the April 15, 2004 Nolensville Planning Commission meeting be approved as recommended by the Nolensville Planning Commission to the Board of Mayor and Aldermen.

This ordinance shall be come effective after its passage and adoption, the public welfare demanding it.

Approved by the Board of Mayor and Alderman

First Reading

Second Reading

Charles Knapper, Mayor

Cindy Lancaster, Town Recorder

Approved by:

Town Attorney, Robert J. Notestine, III